001.0	0002	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,600 / 917,600
					USE VALUE:	917,600 / 917,600
					ASSESSED:	917,600 / 917,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCHER EZRA
Owner 2:	BOET-WHITAKER SONJA
Owner 3:	
Street 1:	32 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LA GATTA CHRISTOPHER D/LAUREL -
Owner 2:	-
Street 1:	6 SENECA RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 2791 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	485,600		432,000	917,600
Total Card	0.092	485,600		432,000	917,600
Total Parcel	0.092	485,600		432,000	917,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.79 | /Parcel: 328.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	689
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!67!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,400	0	4,000.	432,000	917,400	917,400	Year End Roll	12/18/2019
2019	104	FV	359,000	0	4,000.	459,000	818,000	818,000	Year End Roll	1/3/2019
2018	104	FV	359,000	0	4,000.	334,800	693,800	693,800	Year End Roll	12/20/2017
2017	104	FV	315,000	0	4,000.	291,600	606,600	606,600	Year End Roll	1/3/2017
2016	104	FV	315,000	0	4,000.	248,400	563,400	563,400	Year End	1/4/2016
2015	104	FV	279,600	0	4,000.	243,000	522,600	522,600	Year End Roll	12/11/2014
2014	104	FV	279,600	0	4,000.	199,800	479,400	479,400	Year End Roll	12/16/2013
2013	104	FV	291,300	0	4,000.	190,100	481,400	481,400		12/13/2012

PRINT

Date	Time
12/10/20	15:57:13

LAST REV

Date	Time
12/27/19	09:06:02
apro	
67	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA GATTA CHRIST	1527-56	1	5/29/2018		947,000	No	No		
MARTINS VALERIE	1248-44		2/8/2002		438,000	No	No		
KIRKLIAN SEVERI	1124-110		3/22/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1419	Wood Dec	750					
9/3/2019	1353	Solar Pa	6,285					
7/20/2019	1111	Solar Pa	12,158	C				
5/29/2019	733	Alterati	9,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Meas/Inspect	189	PATRIOT
5/27/2002	MLS	HC	Helen Chinal
10/15/1999	Inspected	267	PATRIOT
9/22/1999	Measured	163	PATRIOT
9/22/1999	Mailer Sent		
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05983603
Const Adj.:	1.03929210
Adj $ / SQ:	187.251
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659795
Depreciation:	174186
Depreciated Total:	485609

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	4		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	2	
Totals			
2	9	4	

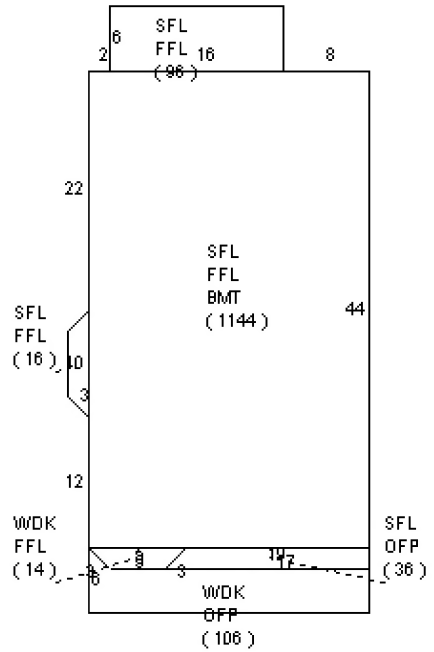
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.25
Special Features:	0	Val/Su Net:	122.38
Final Total:	485600	Val/Su SzAd	189.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,292	187.250	241,929
FFL	First Floor	1,270	187.250	237,809
BMT	Basement	1,144	63.480	72,619
OFP	Open Porch	142	29.220	4,150
WDK	Deck	120	14.900	1,788

Net Sketched Area:	3,968			Total:	558,295
Size Ad	2562	Gross Are	3968	FinArea	2791

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: